Attendance

Zoom:

Nancy Dowdall

Adelle Smith

Dennis Hinojosa

In Person:

[Attendance 09-30-23.pdf](https://drive.google.com/file/d/1UDMMqTrYl-VsRZlSeeKRaCKo5B9Jh_3w/view?usp=sharing)

**I. ROLL CALL OF OFFICERS**

Officer roll call took place at

Board members present are as follows:

Michael Vitch (President) 9:06

Pat Picco (Treasurer) 9:06

Denise Fitzpatrick (Secretary) 9:06

Jonah Ketola (Director) 9:06

Other members present:

n/a

Board members absent are as follows:

n/a

**II. CALL TO ORDER** (Vitch @ 9:07)

**III. WELCOME**(Vitch @ 9:07)

**III. TREASURER’S REPORT** (Picco @ 9:08)

Transfer Fee Update

Process for Refunds via accounting team

Centurylink/Quantum Fiber (billing concern)

If error isn’t corrected, auto billing will be turned off and payment will be withheld (Vitch)

**IV. COMMITTEE REPORTS**

*A. Architectural Review Committee (ARC) Tate @ 9:20*

18160 Riverchase Court

Lot 13

Is utility easement on the plan?

How do we identify the utility easement?

Contact Engineering Firm for copy of drainage/easement plans (Fitzpatrick)

*Motion by Jonah Ketola to approve Presson as long as it meets the setback of the CCR/Engineering Plan*

*Motion seconded by Pat Picco*

*Unanimously Approved*

*Motion approves @ 9:26 am*

How do we move forward from here, omit prior issues, and enforce from here on out?

How do we deny one person from doing something that six other people have done?

*B. Welcome Committee (Adelle @ 9:43)*

Sizemore’s will be moving in November

*C. Covenants, Conditions, and Restrictions (CCR) (Vitch)*

Address

Lot 33 (letter)

*D. Budget Committee Update (Picco @ 9:45)*

Volunteers needed

**V. OLD BUSINESS**

*A. Notice of Preservation Update (Vitch @ 9:48)*

Notice has been filed to continue preservation

*B. Transfer Fee Refund Update*

Reviewed in Treasurer’s Report

*C. Letters of Compliance/Violations*

16280 Forest Mist Court

Lot 4

Intent to Fine

*Motion by Jonah Ketola to approve Intent to Fine*

*Motion seconded by Pat Picco*

*Unanimously Approved*

*Motion approves @ 9:50 am*

16631 Willow Point Court

Lot 23

Hearing Committee 10/09/23 @ 6pm

Intent to Fine Notification

16420 Oakview Circle

Lot 76

Violation in compliance (resolved)

18181 Riverchase Ct

Delete reference to Lot 76

Boat lift is being repaired and expected to be corrected by end of the week

*D. Collins HOA material*

Nancy spoke with Collins to coordinate return of materials

**VI. NEW BUSINESS**

*A. SFWMD Inspection Report (Vitch)*

Legal matter surrounding drainage plans

Inspection Report has been turned over to attorney

Called for follow-up, and attorney will return after 10/02/23

Anything in the conservation easement must be approved (boardwalk)

Site plan will be obtained

*B. Additional Board Member Search*

Solicit Board Member

No interested parties at this time

*C. Website (HOA) Vitch @10:08*

Current company is not continuing

Exact Hosting does not meet our needs

Wix was not able to get our domain name released from Exact Hosting

Credit Card in management name (Nancy)

Try to release HOA domain name from Exact Hosting(Fitzpatrick)

*D. Financial Aging Report Vitch @ 10:20*

Residences in arrears (6) Homeowner’s Dues/Internet Fees

Intent to Lien letters for those in arrears 90 days/loss of voting privileges

Cable Invoice letter stating that dues/fees need to be paid annually which includes interest/fines/cost of letter (Nancy)

*E. Electrical disruptions on Riverwind Drive - remains unresolved*

Hold on Dynatel purchase pending HOA credit card.

Junction box in ground with five (5) connections without a cover

*F. Sales*

16520 Oakview Circle

**VII. PUBLIC COMMENT**

Have we looked at solar power for the light poles?

We need to update current covenants.

Light conversion kit $199.00

Alva Strong (4 members) at Advisory Board Meeting

Advisory Board is going to advise against community closest to our community (register and sign petition)

Attend Hearing Examiner’s Meeting

**VIII. NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held in October 28, 2023 @ 9 am

**IX. ADJOURNMENT @ 11:09**

Denise Fitzpatrick, Secretary

09/30/23